



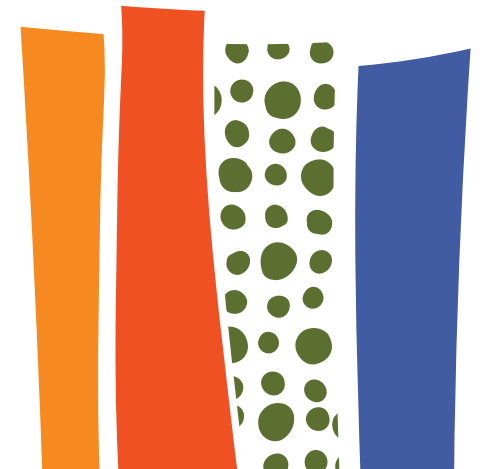
ROSSLYN
— C I T Y —
C E N T E R

1700 N Moore St



THE NEW ROSSLYN CITY CENTER

Rosslyn City Center is a place that nourishes your mind, body and soul. Contemporary workplace designs, state-of-the-art fitness at Gold's Gym, exciting culinary offerings provided at Assembly, thought-provoking art installations, along with health and wellness at the forefront, provides employees and the community a place to be inspired.



BUILDING

AMENITIES

TRANSIT

NEIGHBORHOOD





M I

N D

EXPAND YOUR MIND

Available space ranging from small suites to full floors along with dedicated and flexible spec suites makes Rosslyn City Center the perfect choice for many different types of businesses. Conference space is available for the use of all tenants and is the perfect place for one-off meetings or all day team building exercises.



BUILDING

AMENITIES

TRANSIT

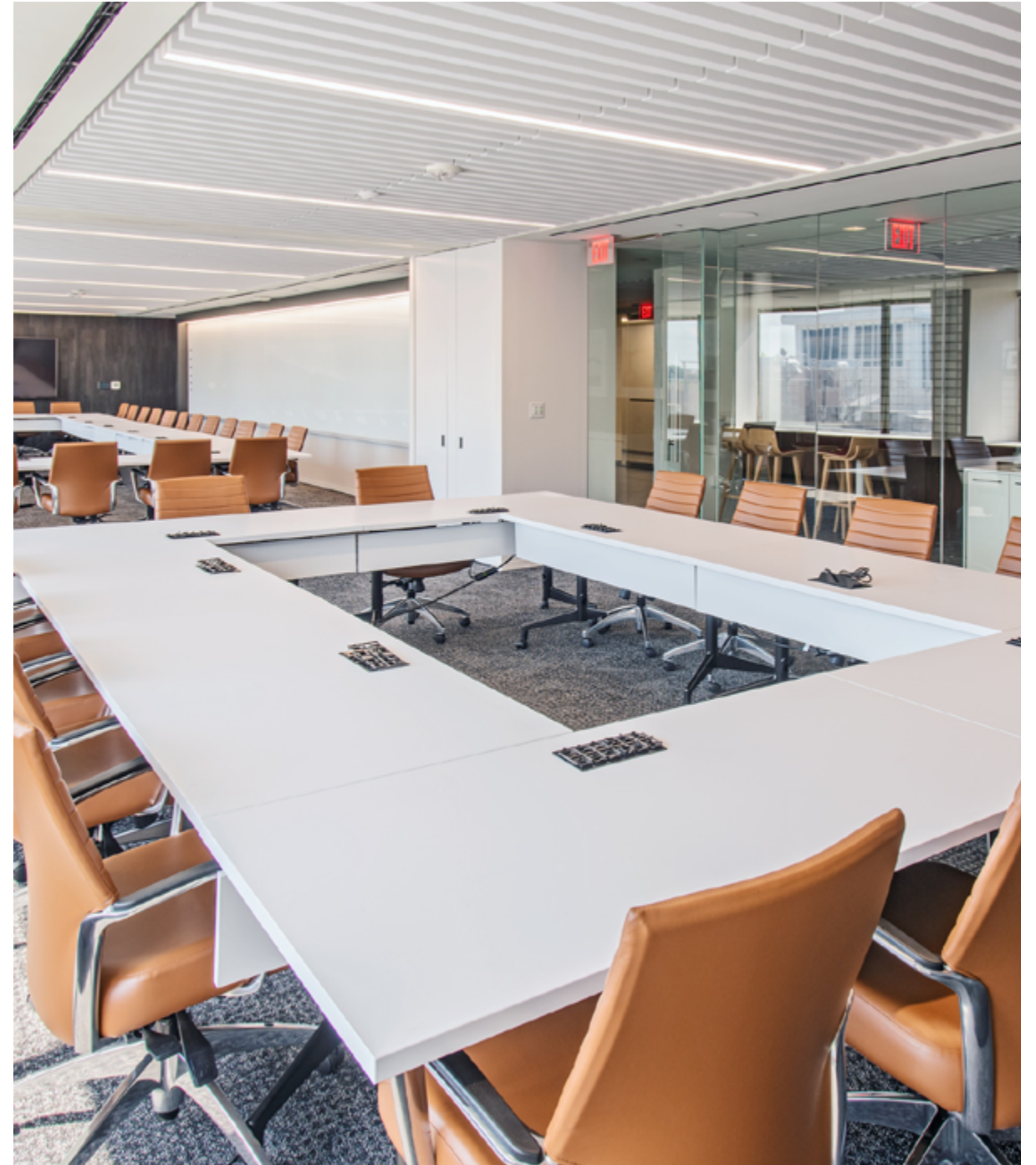
NEIGHBORHOOD



SPACES THAT INSPIRE

The \$35 million renovation transformed the lobby, the office common areas, the conference center and tenant amenities. Thought provoking art installations, textures and modern furniture are integrated throughout the property, creating spaces that inspire the inhabitants.





BUILDING

AMENITIES

TRANSIT

NEIGHBORHOOD

DESIGN DRIVEN SUITES

The flexible custom designed suites are move-in ready ranging in size from 1,800 SF-7,500 SF.



BUILDING

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SPEC SUITES TO FULL FLOOR OPPORTUNITIES

Full Floors Available Space Spec Suites

22	2200	23,649 SF
21	2100	23,649 SF
20	2050	12,853 SF
20	2010	4,741 SF
19	1920	5,848 SF
17	1700	6,330 SF
16	1650	6,128 SF
15	1502	4,895 SF
11	1120	1,121 SF
11	1110	7,091 SF
10	1010	2,616 SF

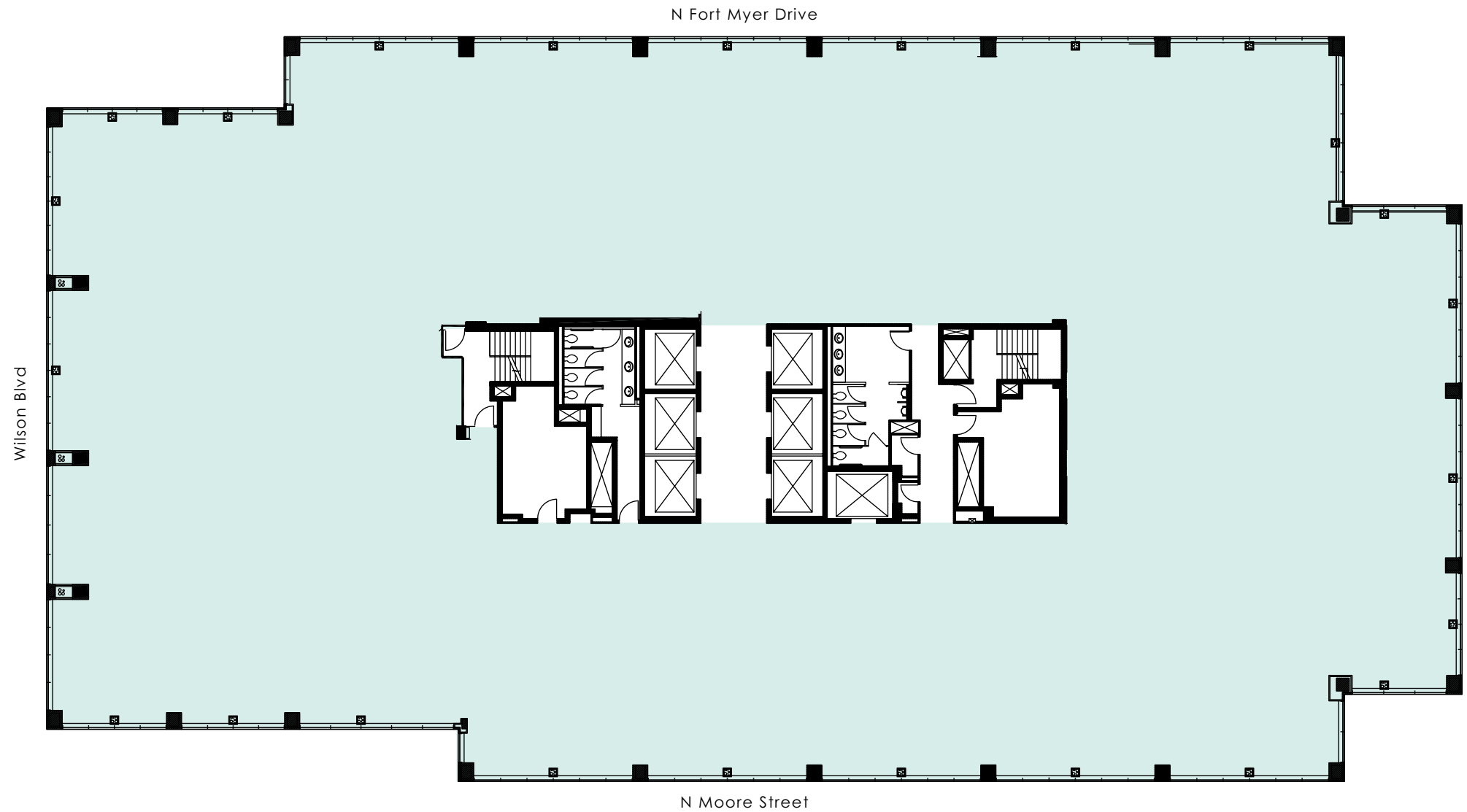
Top 3 floors
available
for large
block user!



FLOOR PLAN

22ND FLOOR

23,649 SF



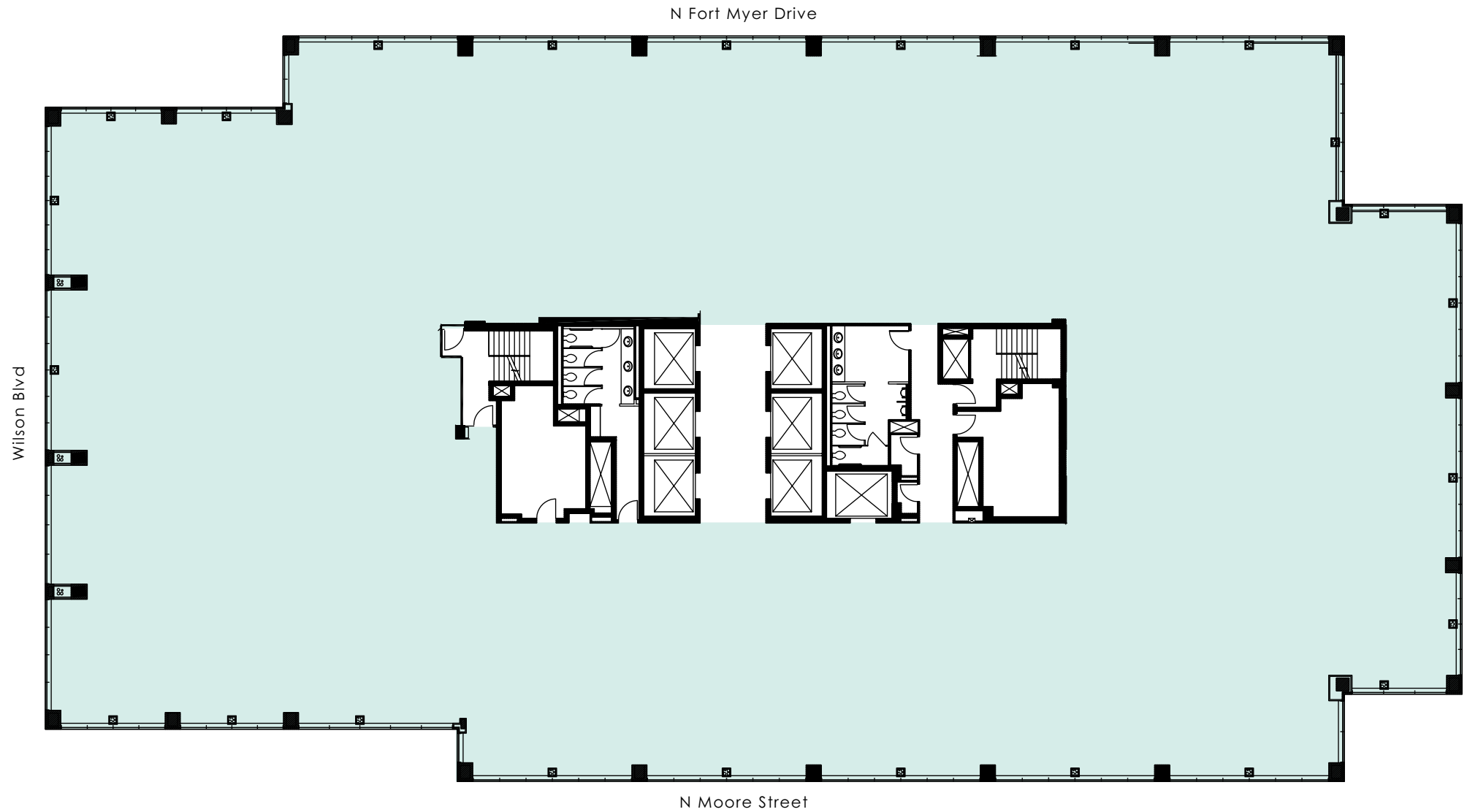
Space Available

FLOOR PLAN

21ST FLOOR

23,649 SF

CLICK OR SCAN



Space Available

FLOOR PLAN

20TH FLOOR
23,635 SF

Suite 2010
4,741 SF

Suite 2050
12,853 SF

Wilson Blvd

N Fort Myer Drive

N Moore Street



Space Available



FLOOR PLAN

19TH FLOOR

Suite 1920
5,848 SF



Wilson Blvd

N Fort Myer Drive

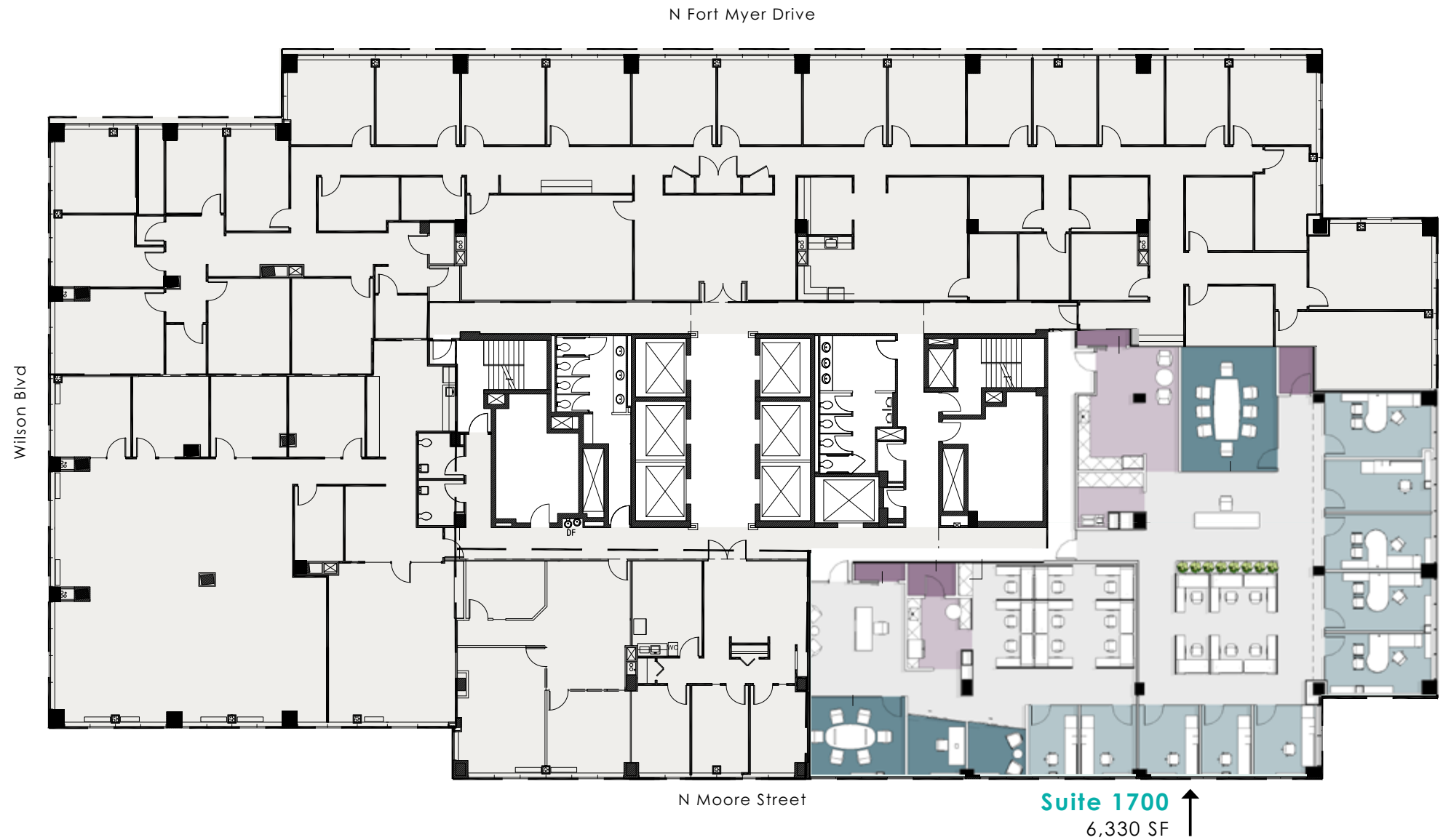
N Moore Street

LEASED

- Conference Room
- Office
- Workstation
- Storage
- Support/Amenities

FLOOR PLAN

17TH FLOOR



FLOOR PLAN

16TH FLOOR

Conference Center/
Management Office ↓

N Fort Myer Drive

CLICK OR SCAN
FOR SUITE 1650



MONUMENT
VIEWS

Conference Room

Office

Workstation

Storage

Support/Amenities

N Moore Street

↑ Suite 1650
6,128 SF

FLOOR PLAN

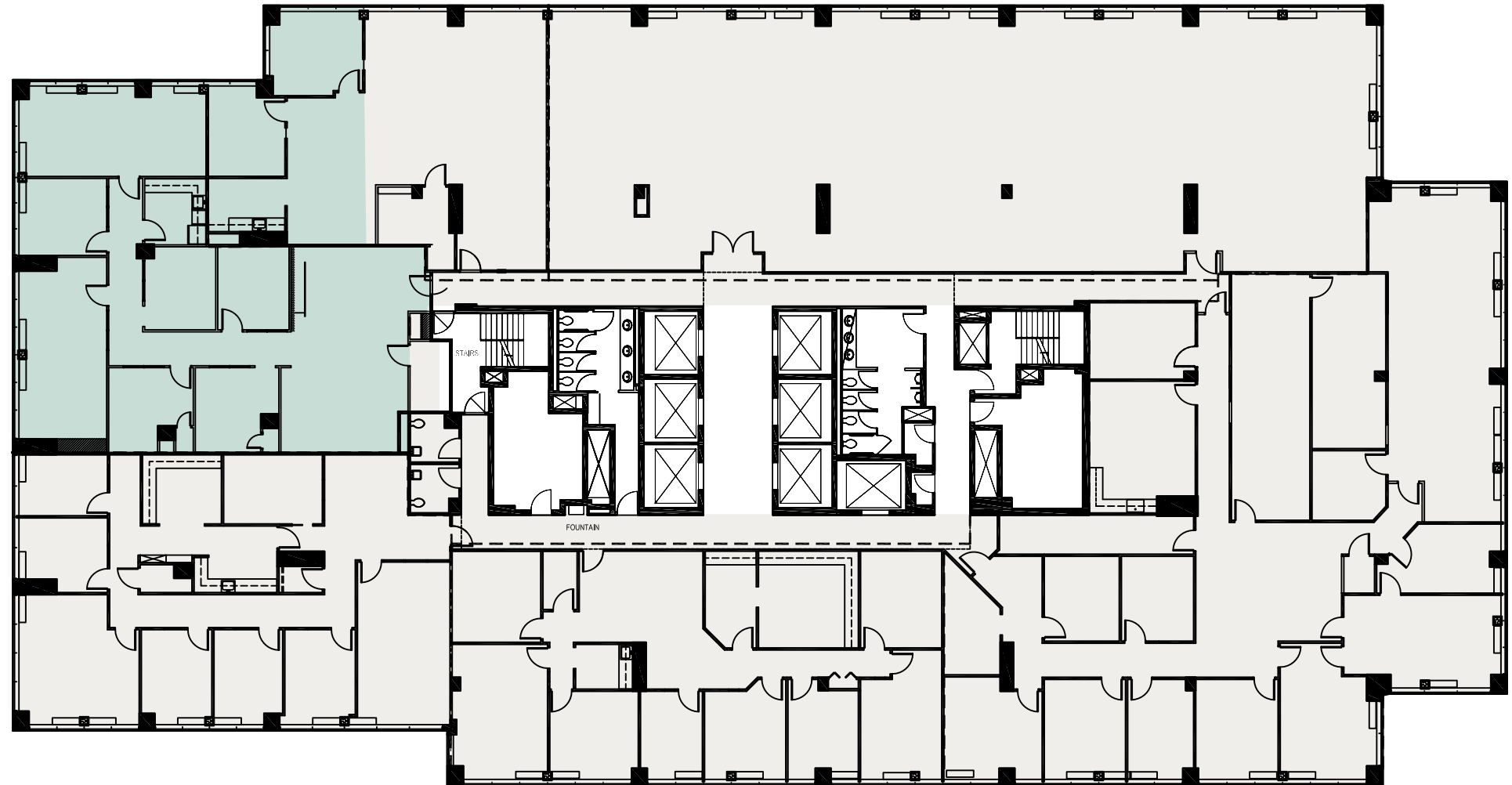
15TH FLOOR

Suite 1502
4,895 SF



Wilson Blvd

N Fort Myer Drive

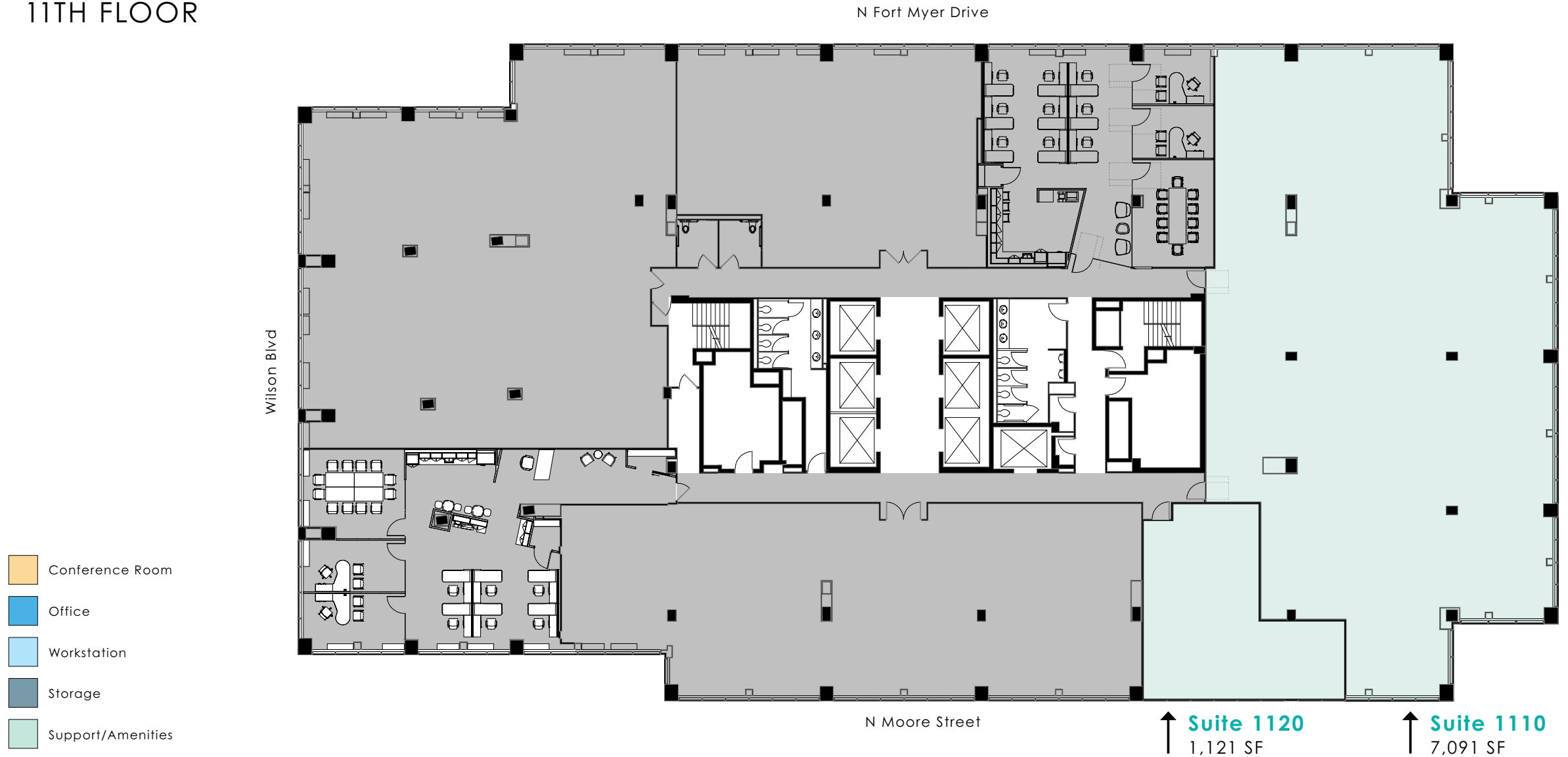


N Moore Street

 Space Available

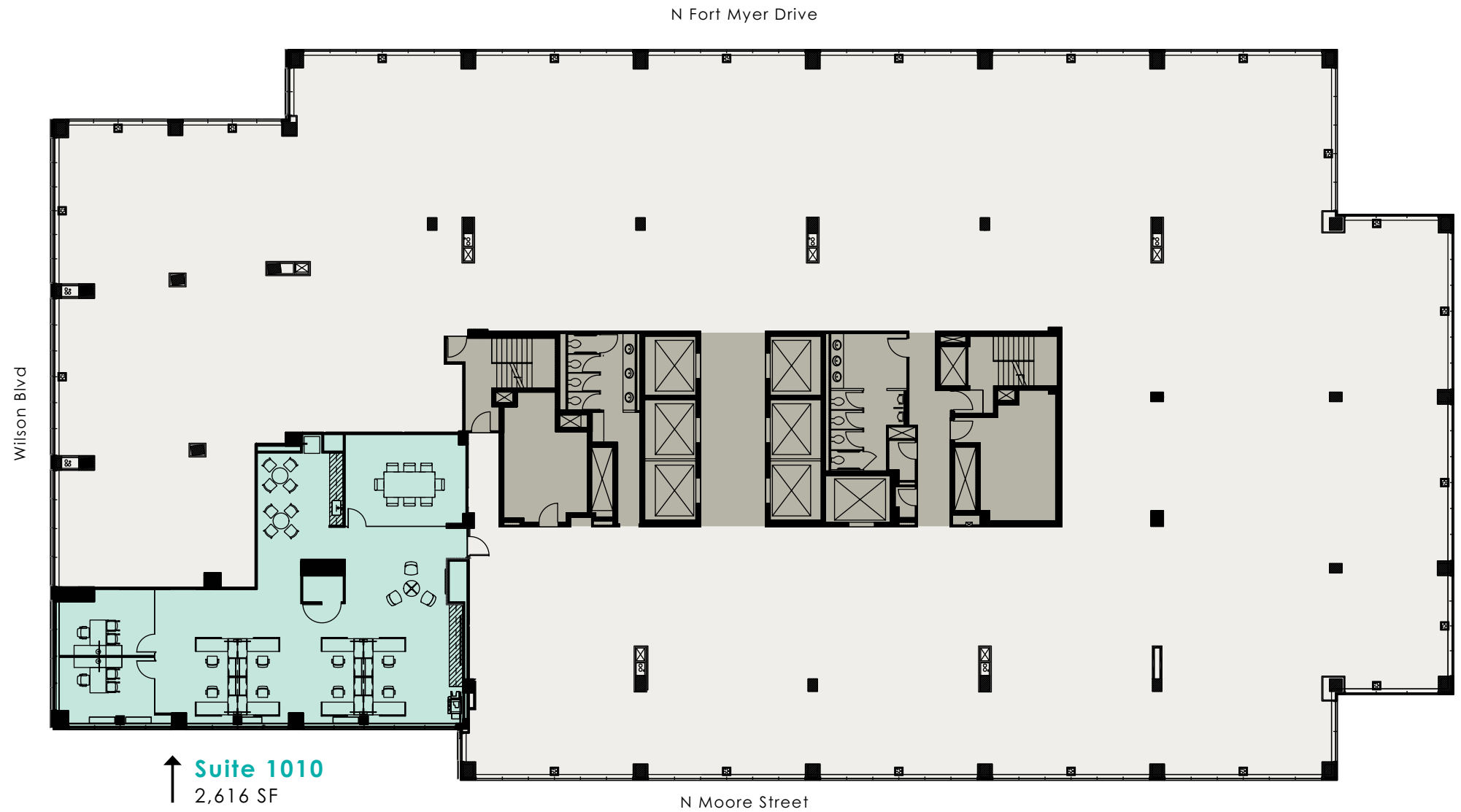
FLOOR PLAN

11TH FLOOR



FLOOR PLAN

10TH FLOOR



Space Available

BODY DAY

FUEL YOUR
BODY



BUILDING

AMENITIES

TRANSIT

NEIGHBORHOOD

ELEVATE YOUR DAY

Assembly is the neighborhood's center of gravity for all day dining, working, caffeinating and entertaining – integrating elements from your favorite local coffee shop, hotel lobby, full-service restaurant and coworking space. Beginning with early morning gourmet coffee and ending with late night craft cocktails, Assembly keeps long hours, just like you do.





BUILDING

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WORK LIFE BALANCE

After you fuel up at one of Assembly's many options, the brand new Gold's Gym is there to welcome you and nourish your body with your choice of heart elevating group classes, private fitness or best in the industry machines. Whatever your preferred work out style, Gold's Gym has a space for you.

For additional work - life balance RCC also has a Chase Bank, Panera Bread, Rosslyn Barber and One Stop Convenience store.

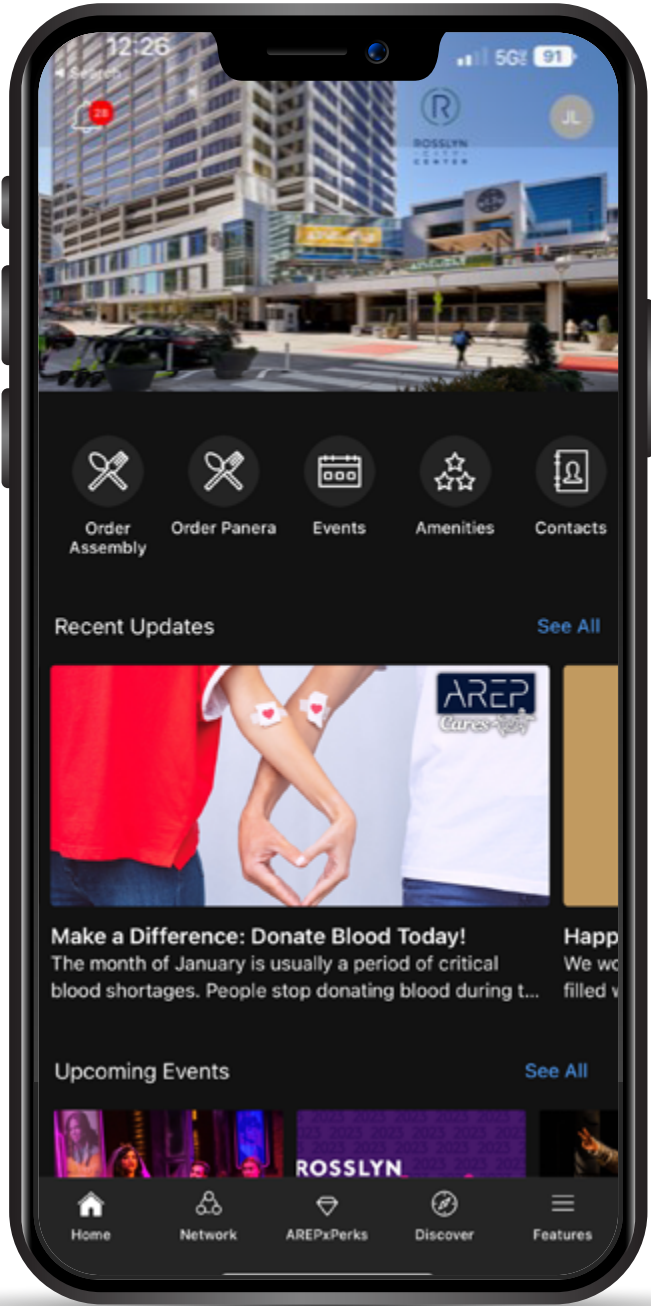




AREPx provides AREP's tenants with a seamless and curated experience specific to each individual property, delivering hyperlocal content, amenities, programming, and digital access throughout the property. Through AREPx, tenants will be able to enter the building, book conference space, provide guest access, engage with their property team, get access to exclusive AREPx Perks, order food and stay up to date on community and building events through notifications and news that's relevant to them.



SCAN ME





3 METRO LINES
More than **13,000** weekly riders who visit Rosslyn's public transportation and the property.



3 BUS SYSTEMS



3 MILES TO NATIONAL AIRPORT



5 MAJOR ROAD NETWORKS



EXTENSIVE NETWORK OF BIKE TRAILS

CONVENIENT ACCESS

RCC is located above the Metro station offering commuters secure, climate controlled access to DC and Northern Virginia.



STAY

- | | |
|------------------------------|------------------------------|
| 1. Courtyard by Marriott | 5. Le Meridien |
| 2. Red Lion Hotel Rosslyn | 6. Residence Inn by Marriott |
| 3. Homewood Suites by Hilton | 7. Oakwood Arlington |
| 4. Hyatt Centric Arlington | |

FITNESS

- | | |
|---------------------|----------------------------|
| 8. CrossFit Rosslyn | 11. Rosslyn Highlands Park |
| 9. Gold's Gym | 12. Yoga Alliance |
| 10. F45 Rosslyn | |

EAT

13. **The Assembly** at Rosslyn City Center

- | | | |
|-------------------|--------------------|-------------|
| - Sammy Pickles | - Fog Point | - Beng Beng |
| - Greatlake Diner | - BIG DIY coffee | |
| - GiGi | - Charo's Taqueria | |

- | | |
|-----------------------------|--------------------|
| 14. Sushi Rock | 20. Capriotti's |
| 15. Tupelo Honey | 21. Sfoglina |
| 16. Chopt Creative Salad Co | 22. Sweet Green |
| 17. Panera | 23. Compass Coffee |
| 18. CAVA | 24. Barely Mac |
| 19. Continental Beer Garden | 25. District Taco |

TRANSPORTATION

- | | |
|----------------------------------|-----------------------------------|
| + Ronald Reagan National Airport | + Public Buses and Circulator |
| + Lee Highway | + Theodore Roosevelt Bridge |
| + Custis Memorial Pkwy | + Key Bridge |
| + Georgetown Ferry | + George Washington Memorial Pkwy |
| + Capital Bikeshare(s) | |



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A T H R I V I N G C O M M U N I T Y

Rosslyn is a walkable urban community with a talented work force, cultural offerings, plenty of public space, chef-driven food and beverage offerings as well as residential options for all different types of people.



SEE MORE @ROSSLYNVA



BUILDING

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WELLNESS IS

HEALTHY PEOPLE, HEALTHY BUILDINGS, STRONG PERFORMANCE

Better days begin in better spaces which is why our dedication to wellness remains our top priority. Our holistic approach encompasses health, security and connectivity to assure the safety and comfort for our customers.



AREP's hard work and recent investments have helped us achieve two of the most significant endorsements within our business – IWBI WELL and UL Industries. Not only is our entire portfolio WELL Health-Safety Rated, AREP is also the first commercial real estate company in the U.S. to achieve UL Industries Healthy Buildings Verification portfolio-wide. Our WiredScore certification includes WiredScore Connect. This amenity provides advisory support to guide tenants in choosing the best internet service for their business needs. AREP's commitment provides our tenants and their visitors spaces that promote their physical and mental well-being while encouraging and enhancing productivity.

EASE YOUR MIND



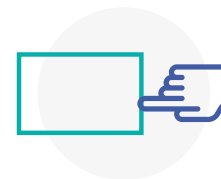
HIGHEST STANDARDS OF INDOOR AIR QUALITY

Our IAQ protocols include using MERV 13 filters, and UVlight and Negative Ion technology air purifiers in elevator cabs.



FREQUENT CLEANING & DISINFECTING OF COMMON AREAS

particularly frequently touched surfaces. Additionally, touch-less hand sanitizer stations have been placed throughout all common areas portfolio-wide.



ONGOING CLEANING & DISINFECTING WITHIN

TENANT SUITES including break room countertops and cabinet handles, kitchen appliances control pads and handles, and conference room tables.



BUILDING

AMENITIES

TRANSIT

NEIGHBORHOOD

LEASING TEAM



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ROSSLYN
- CITY -
CENTER

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ROSSLYNCITYCENTER.COM

Owned and managed by



American Real Estate Partners